

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
Fogarty



Carrig, Roscrea,
Co. Tipperary. E53 E293

BER C3

sherryfitz.ie



Truly a wonderful bungalow in walk-in condition and situated in a location that is second to none. This is simply a great family home, offering comfortable, secure, convenient, and private living space, within minutes' drive of the M7, connecting Roscrea to so many locations.

Nestling at the foot of Carrig Hill and surrounded by large, private and mature gardens, this wonderful family home has been remodelled and up graded within the past three years. It has been re plumbed to include new radiators, all Marvyn Upvc teak style double glazed windows installed, a new open plan kitchen dining arrangement with modern fitted units, a contemporary style bathroom, and all internal doors, skirtings and architraves. Accommodation comprises. Entrance hallway with cloakroom, sitting room with insert stove, bright & spacious kitchen with open plan dining area, bright ceramic flooring & modern kitchen units, utility room, four bedrooms all with built-in wardrobes, and a perfect family bathroom, newly refurbished. The garage adjoins the house and with certain changes it could be incorporated into the living accommodation if one needed it. The house has an overall floor area of approximately 121 Sq. Mts (1302 sq. ft) Outside: The gardens extend to approx. .51 acre of one acre with endless space for play areas, vegetable gardens, parking, & an extension if you ever need it. A patio has been laid to the rear.

Schools and a convenience shop are all within walking distance of the house.

Please call Julie Fogarty 0505 21192.



Accommodation

Entrance Hall 3.77m x 1.76m (12'4" x 5'9"): Burglar alarm panel & cloakroom.

Sitting room 4.27m x 4.84m (14' x 15'11"): Open fireplace with marble surround & insert stove, built-in cabinet, TV point installed and views of the front garden.

Living Room 4.41m x 4.27m (14'6" x 14'): Built-in bookcase and display cabinet. French doors to garden. Ceramic tiled floor.

Kitchen 4.22m x 2.91m (13'10" x 9'7"): Open plan layout with dining area, bright and modern. Great range of base units and wall cupboards. Ceramic tiled floor and splashback. Built-in hob & electric oven. The kitchen has wonderful views of the rear garden.

Utility Room 2.91m x 1.23m (9'7" x 4'): Plumbed for washing machine and clothes dryer. Ceramic tiled floor and door to rear garden.

Bedroom 1 4.00m x 2.91m (13'1" x 9'7"): Wall to wall luxury fitted wardrobes.

Bedroom 2 2.78m x 3.77m (9'1" x 12'4"): Built-in wardrobe, wooden floor.

Bedroom 3 3.12m x 2.70m (10'3" x 8'10"): Built-in wardrobe and wooden floor.

Bedroom 4 2.70m x 3.00m (8'10" x 9'10"): Built-in wardrobe and wooden floor.

Family bathroom 2.28m x 2.91m (7'6" x 9'7"): Complete new fit out with white suite, electric shower and contemporary style tiling from floor to ceiling.





Garden

Total site area is approx. .51 of one acre with lawns, natural stone flower beds, and a south facing patio. Endless space for the avid gardener & for a family.

Directions

Please follow Eircode E53 E293

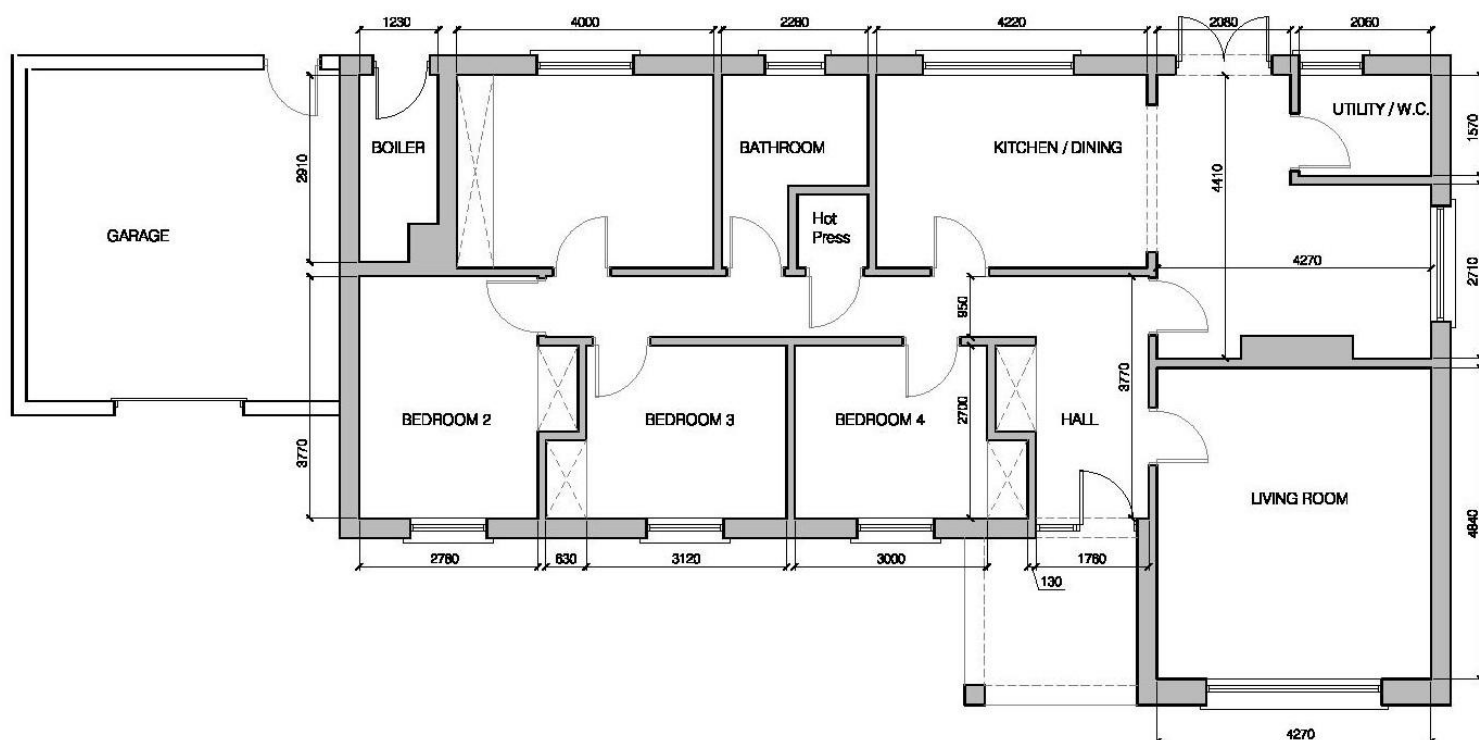
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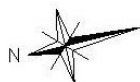
Special Features & Services

- Intruder alarm installed.
- Oil fired central heating.
- South facing rear garden & patio.
- New sewerage treatment system & percolation area installed.
- Marvyn teak finish double glazed windows and doors.
- Garage with up and over door to the front of the property.
- Gritted driveway edged with natural stone flower beds.
- Patio to the rear.





GROUND FLOOR PLAN
AREA - 121.22 sq.m



NEGOTIATOR

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